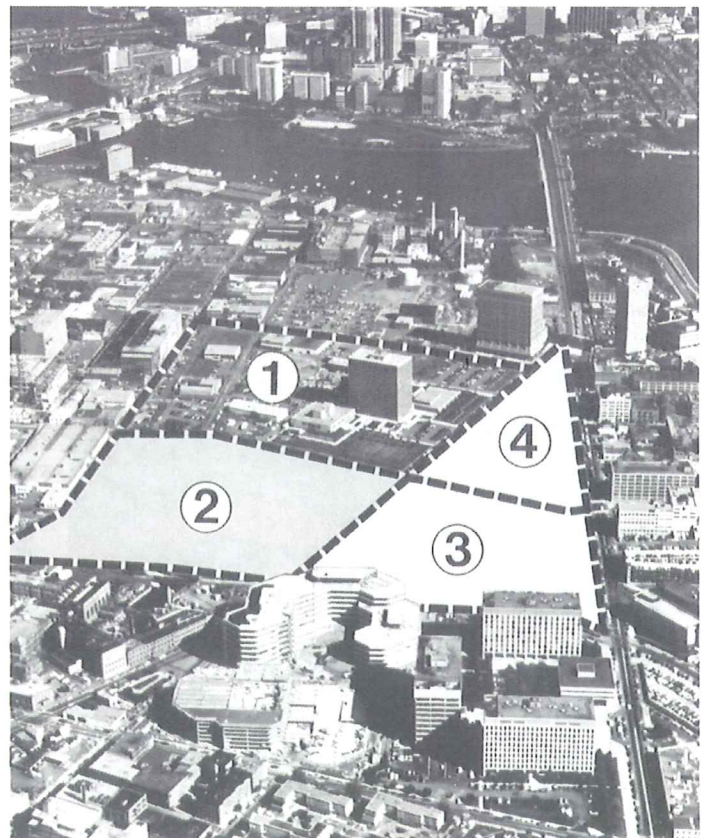
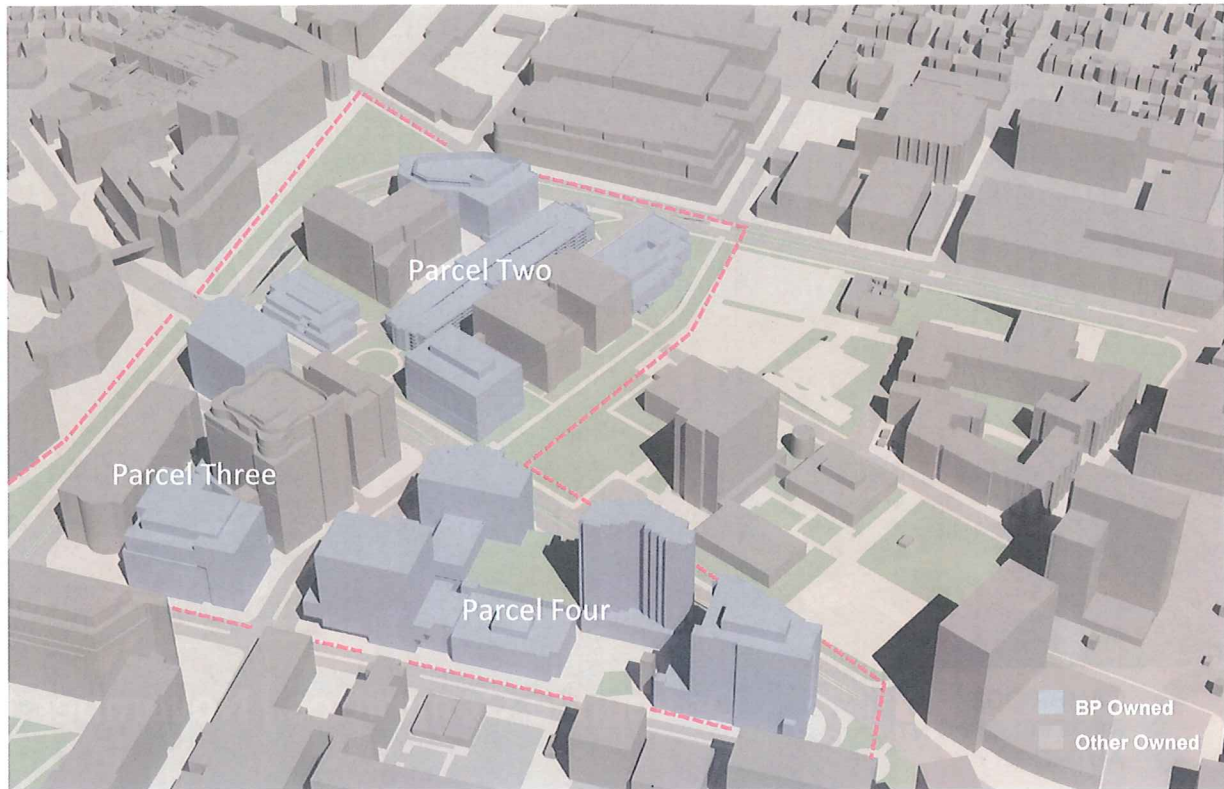


Presentation Outline

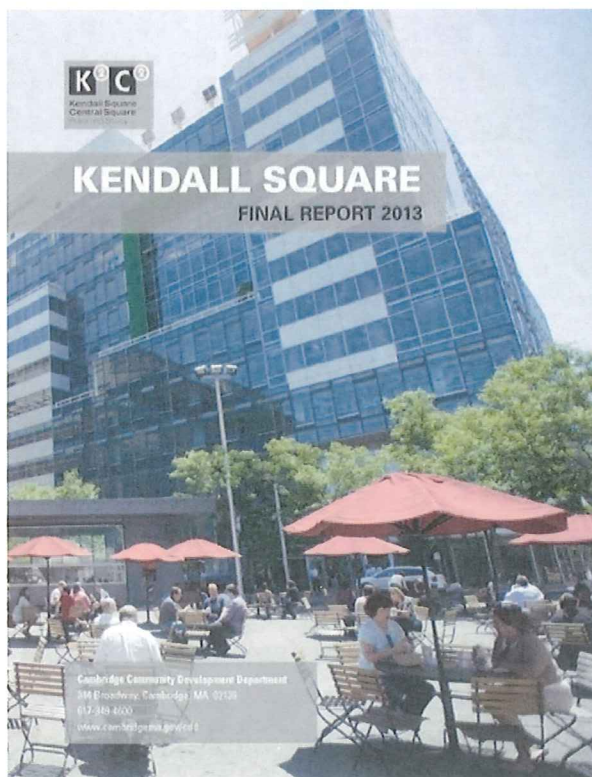
1. Brief Project Review
2. KSURP MEPA Update
3. MXD Petition
Revisions
(shown in blue)
4. CRA Commitments



MXD District in KSURP



Component of K2 Planning Study

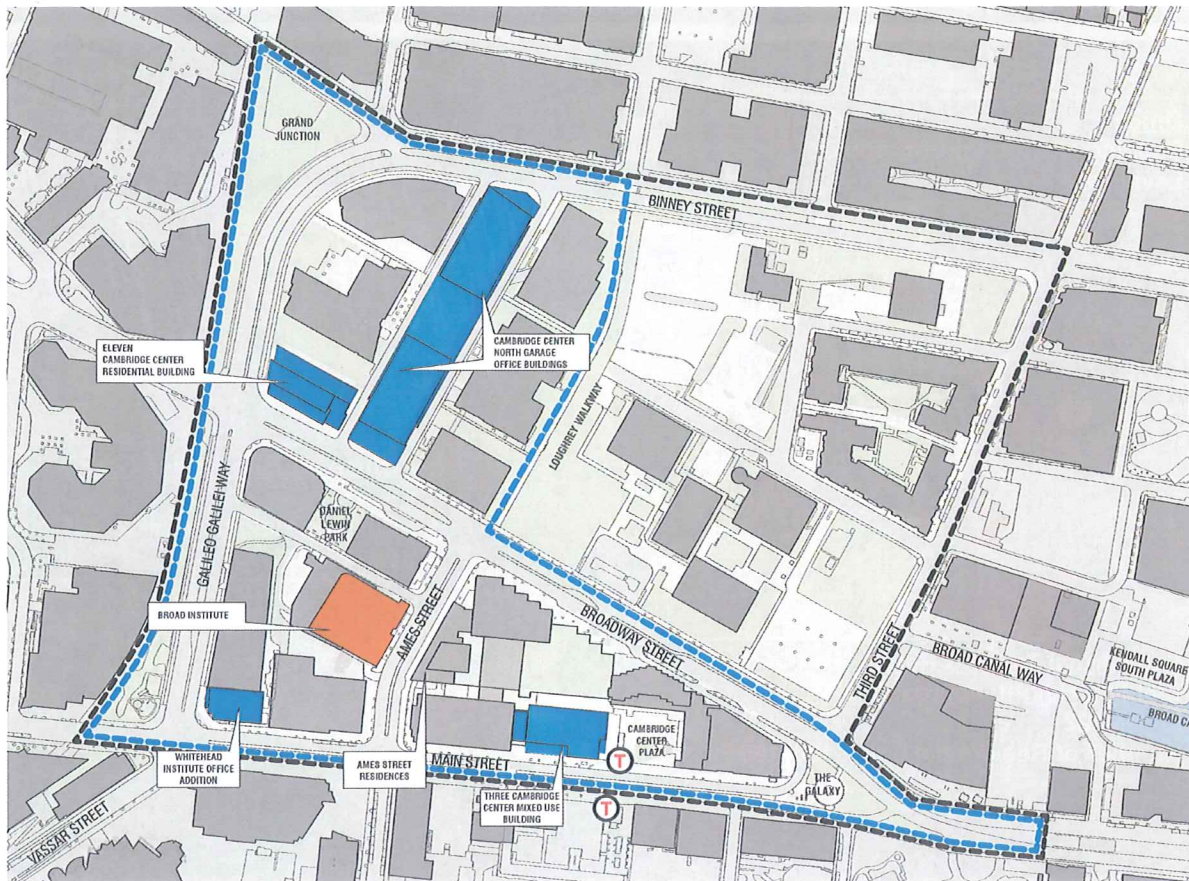


Goals

1. Nurture Kendall's Innovative Culture
2. Create Great Places
3. Promote Environmental Sustainability
4. Mix Living, Working, Learning, and Playing

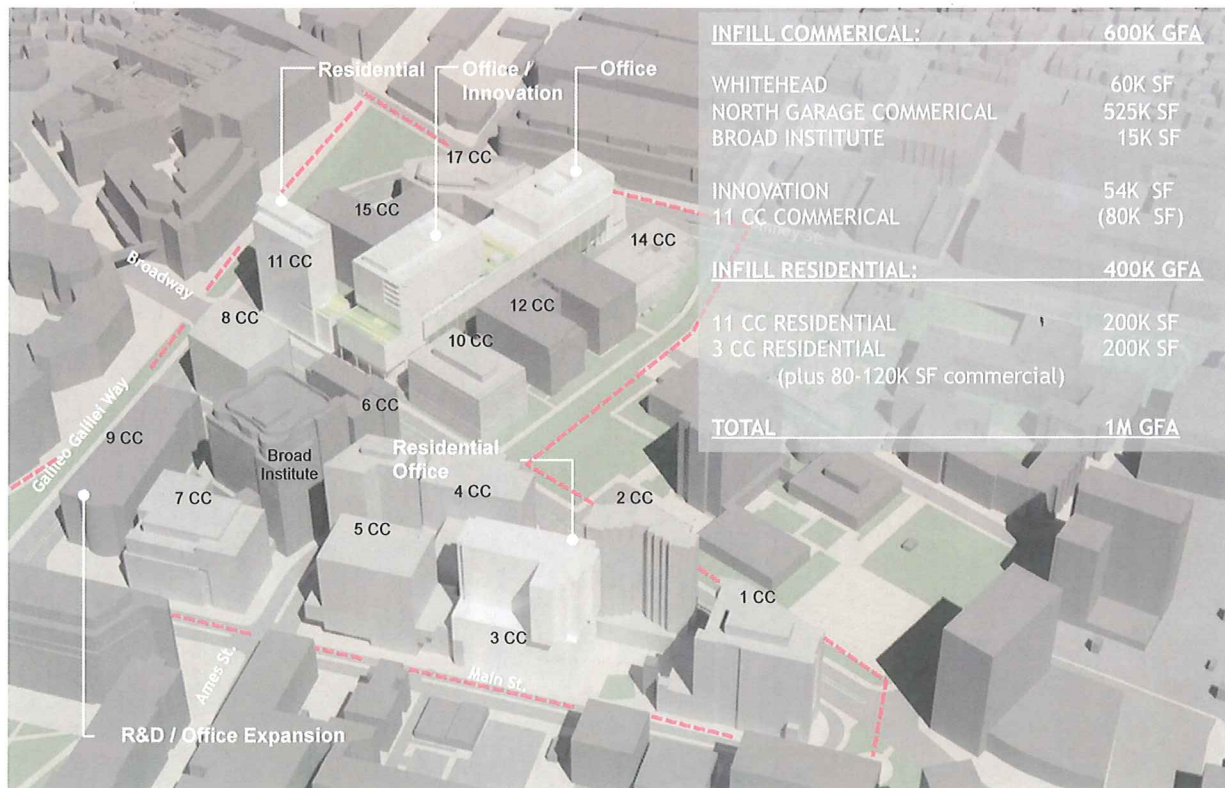


KSURP Infill Development Opportunities



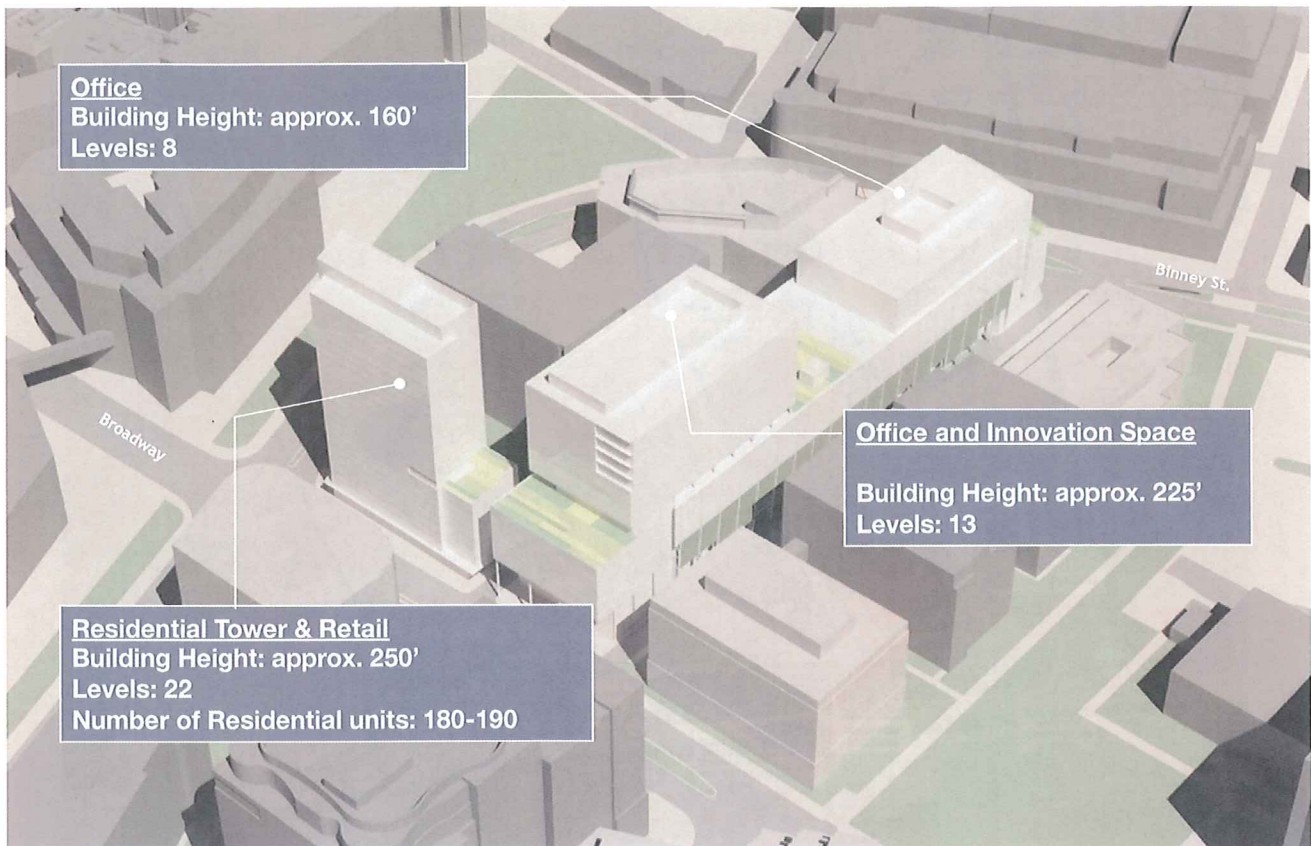
Infill Development Concept Plan

KSURP/MXD Opportunity Sites



KSURP Parcel 2 Infill Development

Initial Project Phase

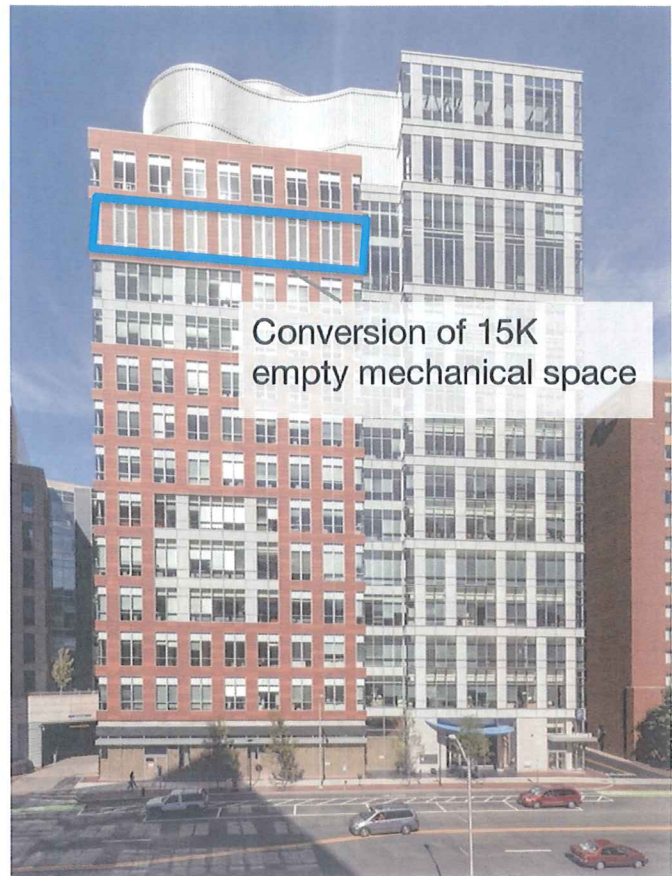


KSURP Parcel 2 Infill Development

Broadway Perspective



Parcel 3 and 4 Infill Development



Parcel 3 Whitehead Expansion – KSURP only

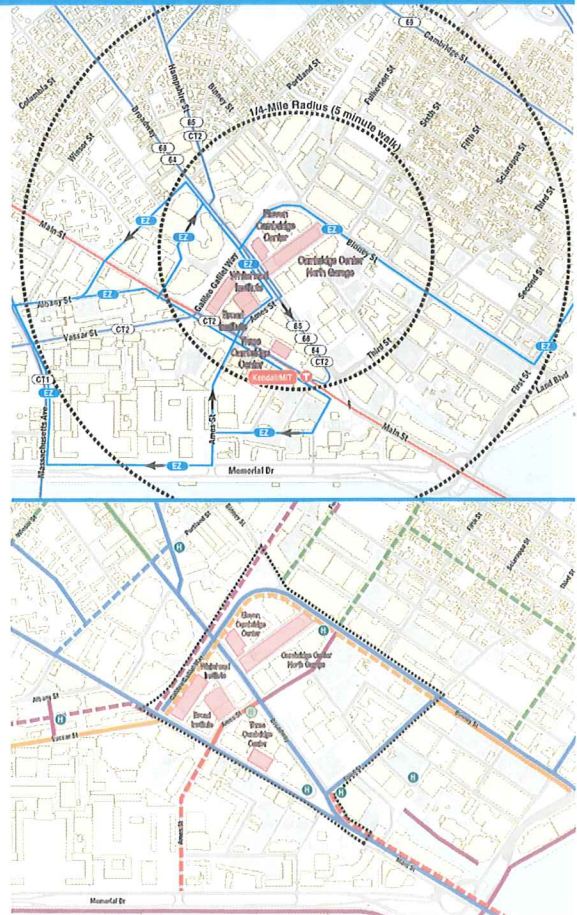


KSURP EIR / MEPA Update

- Transportation
 - Multi-Modal
 - Parking
- Air Quality
- Sustainability
 - GHG Emissions
 - Climate Change Adaptation
- Stormwater Management
- Water and Wastewater
- Hazardous Materials / Construction

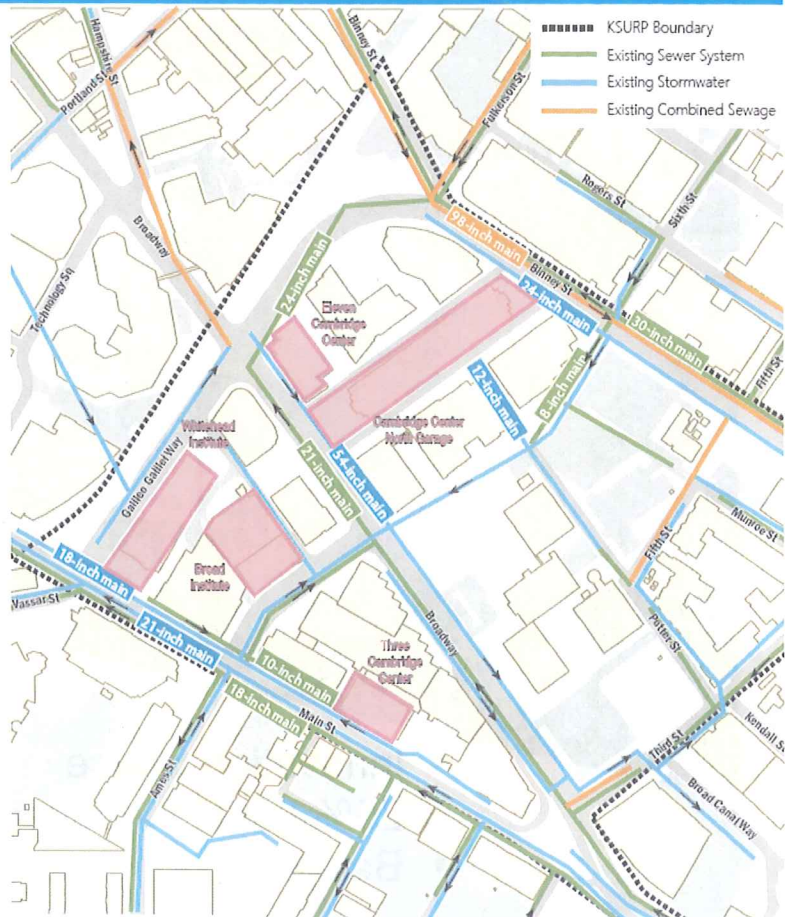
EIR / KSURP Transportation Summary

- Bike and Pedestrian Facility Improvements
 - Broadway
 - Galileo Way
- 3 Intersections identified for Multimodal Safety Improvements
- Kendall Square Transit Enhancement Fund
 - KSURP Program
 - Implementation of KS Task Force Recommendations
- Ongoing Monitoring of Kendall Square Traffic



Water / Wastewater / Stormwater Management

- Rainwater reuse
- Coordinated “neighborhood scale” stormwater solution
- Green roof and infiltration measures
- Resiliency measures
 - Buildings
 - Kendall Station



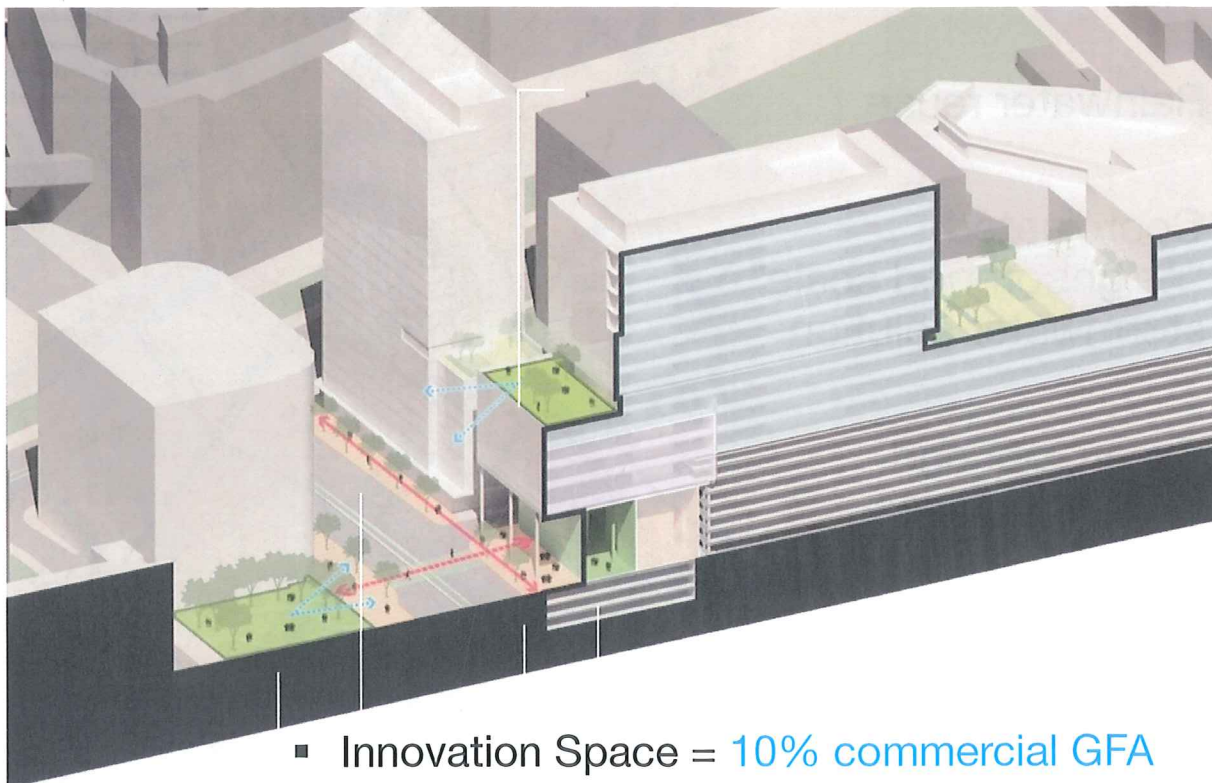
MXD Revisions - Residential Requirements

- Inclusionary
 - 15% Net Inclusionary requirement
 - based on sq. ft.
- Middle Income
 - 5% requirements
 - based on sq. ft.
 - Units exempt from GFA
- Height
 - Residential up to 350 ft.
 - Floorplate restriction of 12,000 sq. ft. above 250 ft.
- Phasing Requirement



Proposed Housing on Broadway

Commercial Space & Ground Floor Requirements



- Innovation Space = 10% commercial GFA
- 25% Local / Independent Retail for Exemption
- Banks do not contribute to 75% Active Use

Kendall Square Residential Parking Research

Building	Units	3Q 2015 on-site Parking Ratio (leased spaces per unit)*	2015 Ratio of Residential Parking Permits (RPP per unit)**
Third Square	482	0.61	0.14
Lofts at Kendall	186	0.61	0.25
100 Memorial Drive	261	0.48	0.21
Watermark East & West	465	0.42	0.12
Kendall Crossing	37	0.19	0.22

* Monthly parking cost range from \$140 - \$280 month

** Overlap with on-site parking unknown

Parking Restrictions

- Parking Minimums to Maximums
- Utilize Existing Garages
- Advanced PTDM Measures
- Bike Parking
- Space for electric vehicles and car-sharing

Land Use	Minimums	Maximums
Office	none	.9 per 1000 SF
Research and Development	none	.8 per 1000 SF
Retail	none	.5 per 1000 SF
Housing	.4 per unit	.75 per unit

KSURP Amendment & MXD Zoning Petition

Urban Renewal Plan

- Goals and Objectives
- Redevelopment Programs
 - KSTEP
 - Open Space
 - Implementation Plan
- Land Use Limitations
- General Development Controls
- Process and Procedures

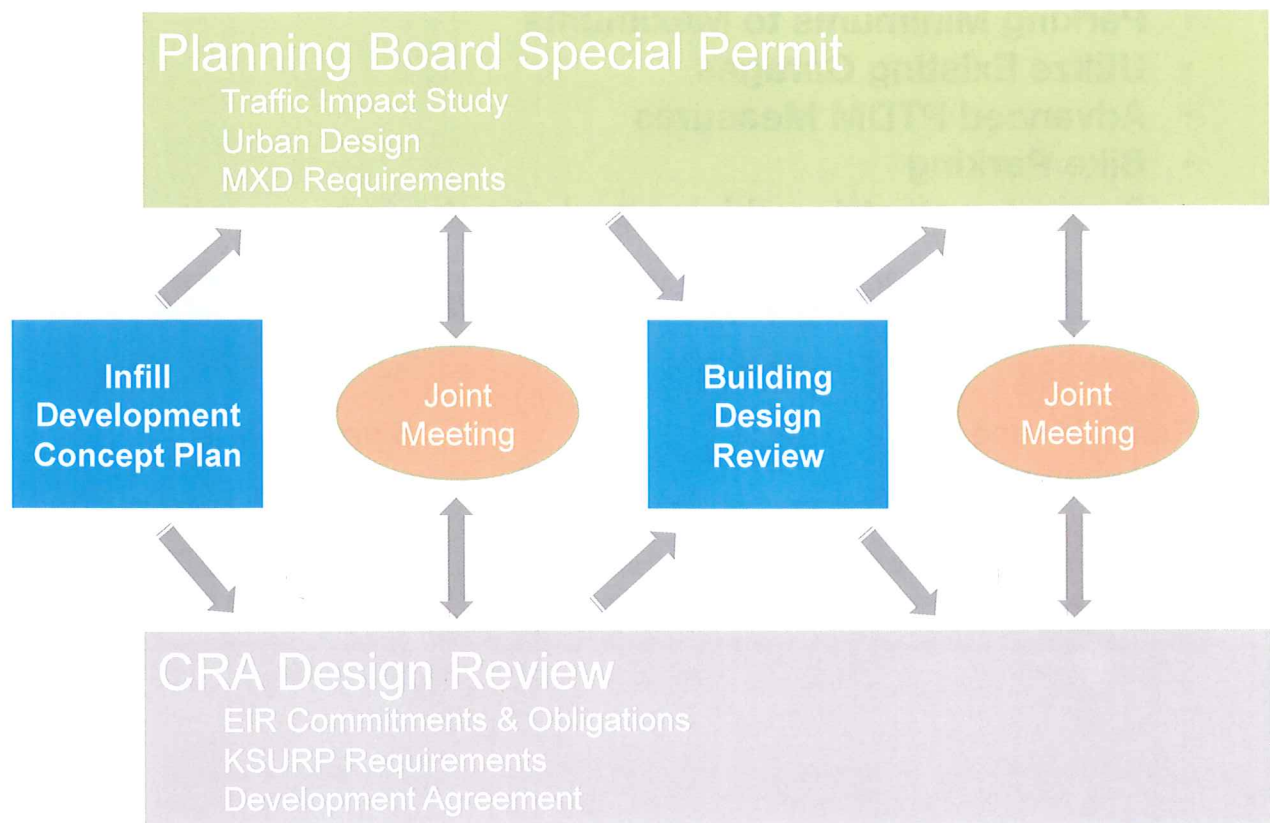
MXD Zoning Petition

- Allowed Land Uses
- Affordable and Middle Income Housing
- Dimensional Requirements
- Parking Regulations
- District Open Space
- Innovation Space
- Active Ground Floor Uses

Infill Development Concept Plan

- Site Plan & Phasing
- Housing / Commercial Program
- Open Space / Programming
- Transportation & Infrastructure
- Sustainability

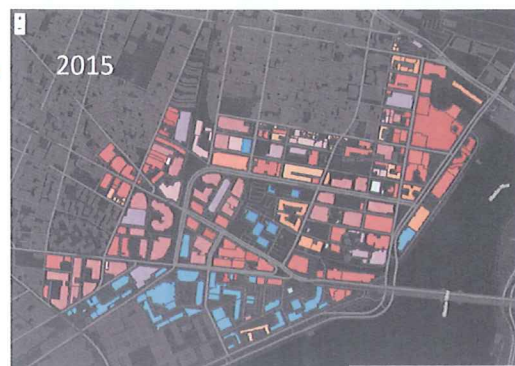
MXD Concept Plan Design Review



Added Development Review Components

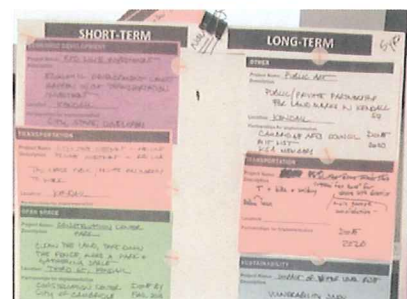
-
- **MEPA Requirements**
 - **Open Space Programming**
 - **Retail Plan**
 - **Building Commissioning**
 - **District / Steam Energy Study**

Kendall Development History Tracking - DRAFT



KSURP Implementation Plan

- MEPA Mitigations and Project Components
 - Transit Enhancements
 - Streetscape / Bicycle Infrastructure / GJ
 - Neighborhood Stormwater
- Open Space Redesign and Programming
- Wayfinding and Placemaking
- EcoDistrict
- Pilot Economic Opportunity Programs
- Ongoing Community Engagement & Priority Setting





cambridgeredevelopment.org